THE HOUSING SITUATION OF CANADIAN IMMIGRANT HOUSEHOLDS

Submitted to
Planning Division
Canada Mortgage and Housing Corporation

by
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SUMMARY

The purpose of this report is to describe the immigrant housing situation in Canada -- particularly to identify any problems with physical conditions of immigrant dwellings and/or shelter affordability. Comparisons between immigrant housing and Canadian housing in general are made, with the aim of identifying any major differences which may warrant special attention by the Federal Government. A statistical profile of immigrant households is provided, focussing on their geographic distribution, social characteristics, incomes and employment. A profile of the immigrant housing stock is also included in the report. The housing situation of immigrant women and large households are examined separately.

The main conclusions are as follows:

(1) Compared to Canadian dwellings as a whole, the state of repair of immigrant housing was relatively better at the time of the 1981 Census of Canada -- 7 per cent of Canadian housing required "major repairs," while in contrast 5 per cent of immigrant housing required major repairs.

(2) Immigrant households have a higher incidence of crowding than Canadian households. For those immigrant households who have had a longer period of adjustment to the Canadian milieu (i.e., landed during 1976-1978) about 10 per cent lived in dwellings with less than 1 room per person. A higher proportion of immigrant households who landed during 1979-1981 lived in dwellings with less than 1 room per person: 19 per cent. The large majority of these crowded households, however, were in the "0.5 to 0.9 rooms per person" category. In contrast, Canadian households with less than 1 room per person made up 2.5 per cent of all Canadian households in 1981. The incidence of less than 0.5 rooms per person was only 0.1 per cent for Canada as a whole.

(3) A shelter affordability problem appears to be the most evident of the housing experiences faced by immigrants to Canada. In the main, this is most obvious for new immigrants. A large proportion (38 per cent) of 1979-1981 immigrants paid in 1981 more than 35 per cent of their incomes on shelter. This is compared to 15 per cent of Canadian households who paid more than 35 per cent of their incomes. A marked improvement in immigrant housing affordability was evident for the 1976-1978 group. The relative proportion of these immigrant households paying over 35 per cent of incomes on shelter was lower, at 21 per cent, than the 1979-1981 group.

(4) The state of repair of dwellings maintained by immigrant women matches very closely, in relative terms, to

dwellings of immigrant households maintained(*) by males -- i.e., in both cases the same relative proportions of these dwellings required only regular maintenance (just over 80 per cent respectively in 1981) and about the same relative proportions required major repairs (5 and 6 per cent respectively). Compared to Canadian female maintained dwellings and according to the 1981 Census, immigrant females appear to live in dwellings which are generally in a better state of repair.

(5) The crowding situation of female maintained immigrant households is actually better than male maintained households, but still the more recent female immigrants (the 1979-1981 group) appear to have had relatively more crowding than their Canadian counterparts -- 15 per cent of them having lived in 1981 in dwellings with less than 1 room per person compared to only 1 per cent of Canadian female maintained households.

(6) As for shelter affordability, male headed immigrant households tend to improve their situation considerably over time (the proportion of the 1976-1978 group who pay over 35 per cent of incomes on shelter is less than half the proportion of the 1979-1981 group). This adjustment over time is not as evident for female headed households. The 1976-1978 female group still had about 34 per cent of their households paying in 1981 over 35 per cent of income on shelter. This suggests that the adjustment process of immigrant females with respect to shelter affordability is not as fast as the male headed households.

(7) While a relatively large proportion (41 per cent) of 1979-1981 extended immigrant households paid over 35 per cent of incomes on shelter, this proportion is considerably lower for the 1976-1978 group (17 per cent). Extended households make up the bulk of the immigrant crowded housing -- 67 per cent of the 1979-1981 group of extended households lived in dwellings with less than 1 room per person. Again, a pattern of significant improvement in this situation occurs for the group who have had a longer period (since 1976-1978 to 1981) to adjust to the Canadian milieu, with 26 per cent of these living in dwellings with less than 1 room per person.

(8) The coincidence of dwelling inadequacy with affordability problems is not as high as might have been expected. Only a small proportion of immigrants and of Canadians (just over 1 per cent in each case) had an overlap of both affordability and dwelling inadequacy problems in 1981. The main segment of immigrant households with shelter problems are those who paid over 35 per cent of their incomes on shelter, but whose dwellings only required regular maintenance and had no major or minor repair problems. The proportion of immigrants in this category for the 1979-1981 group was 31 per cent, while for the 1976-1978 group it was 16 per cent.

(*) See the text, Section 1.2, for the 1981 Census definition of "household/dwelling maintainer."

CHAPTER ONE

INTRODUCTION

It has often been stated by public officials and housing industry representatives that Canadians are one of the best housed people in the world. Certainly Canadian standards of housing are amongst the highest. Immigrants are new Canadians and it is a national responsibility to extend to these newcomers the same quality of housing that is generally available to citizens. But to what extent are immigrants inadequately housed? What are their housing problems, if any, and how do these differ from housing problems experienced by Canadians in general? Unfortunately, there have been very few studies in Canada which have described the housing situation of immigrants.(1) Consequently, Canada Mortgage and Housing Corporation has retained TEEGA Research Consultants Inc. to undertake such a study, using existing data sources. The purpose of this report then is to describe immigrant housing -- particularly to identify any problems with physical conditions of immigrant dwellings and/or with shelter affordability. Comparisons between immigrant housing and Canadian housing in general are also made in this report, with the aim of identifying any major differences which may warrant special attention by the Government. The housing situations particularly of immigrant women and large households are also examined in the course of the report. These two groups were singled out, prior to conducting the study, as possibly having greater problems in adequately fulfilling their shelter needs.

1.1 SOURCES OF INFORMATION

The primary source of information for the study is the 1981 Census of Canada. This is the most recent and comprehensive source of quantitative information on immigrants. At the request of Canada Mortgage and Housing Corporation, Statistics Canada prepared a series of special Census tabulations for this study.(2) In addition, some information was tabulated from the 1980 Household Income, Facilities and Equipment data base of CMHC.(3) Another source of data considered for this study was the 1978 Survey of Family Expenditures. This survey includes information on

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(1) See Section 1.4 below.
(2) A list of these tables is available from the Planning Division of CMHC.
(3) This is a micro-data base merging results from the Survey of Household Facilities and Equipment and the Survey of Consumer Finances.

family expenditures on shelter as well as giving an indication of the year that immigrant heads of families arrived in Canada. However, it was deemed that this latter data source was too outdated for the purposes of the study. Data from the more recent Survey of Family Expenditures was not available at the time of writing this report.

1.2 UNITS OF ANALYSIS

The main units of analysis used in the study are private households and occupied private dwellings. Definitions of these terms are as applied by the 1981 Census of Canada. "Private household" refers to a person or group of persons (other than foreign residents) who occupy a private dwelling and do not have a usual place of residence elsewhere in Canada. "Occupied private dwelling" refers to a private dwelling in which a person or group of persons is permanently residing. The number of occupied private dwellings equals the number of private households.

"Immigrant households" in this report refers to private households which are "maintained" by an immigrant person. This "household maintainer" is the person (or one of the persons) who lives in the private dwelling and is responsible for paying the rent, or mortgage, or taxes, or electricity, etc., for the dwelling. An immigrant private dwelling is a dwelling which is "maintained" by an immigrant household maintainer. It is appropriate to select these definitions of immigrant households and immigrant dwellings as the units of analysis for this report (in comparison say to "immigrant persons" and to "dwellings with an immigrant resident who is not a household maintainer"), because these are compatible with the definitions of government programs aimed at assisting Canadians in fulfilling their shelter needs.

1.3 DISCUSSIONS WITH GOVERNMENT AND NON-GOVERNMENT OFFICIALS

Possible issues with respect to immigrant shelter needs and problems were informally discussed, at the earlier stages of this study, with a number of government and non-government officials directly or indirectly involved in immigration matters. These included officials in the Department of Employment and Immigration, Secretary of State and Ministry of Multiculturalism, Canadian Research Institute for the Advancement of Women, Status of Women Canada, Federal Human Rights Commission, Social Planning Council of Ottawa Carleton, and Ottawa-Carleton Immigrant Services. The results of these discussions are incorporated in this report

where appropriate. It should be noted, however, that the consensus is that very little is known about the specifics of immigrant housing needs or problems in terms of physical conditions of dwellings and affordability issues. To a large extent then this study paves the way in gaining an appreciation of immigrant housing situations. The focus in this report is on the statistical analysis of available data. The task of identifying issues and problems which may require government intervention should, for the most part, follow from the statistical analysis provided in this report.

1.4 LITERATURE REVIEW

A literature search and review was conducted as a preliminary task for this study. None of the documents examined, however, specifically dealt with immigrant housing. Most of the literature is primarily preoccupied with the social adaptation of immigrants. Some studies deal with the situation of women and with employment issues, but with very little discussion of implications on shelter needs. There were a number of reports dealing with the situation of refugees, their admission and assimilation in Canada, but again not specifically dealing with housing questions. The list of documents reviewed was provided in the preliminary report submitted to CMHC on the feasibility of conducting this current study.(1)

1.5 CANADIAN IMMIGRATION POLICIES AND PROGRAMS

The following background information was obtained from various Department of Employment and Immigration documents (see the Bibliography), and is being presented in this chapter as a brief overview of Canada's immigration policies and settlement programs and services. It is not a purpose of this study to examine the effectiveness of these policies and programs, but it is appropriate in this report to at least provide an overview of these. This will give government housing officials (particularly at CMHC) some of the background necessary to consider implications on what government interventions, relevant to shelter needs, may or may not be required as a result of the statistical findings of the study.

A New Act: A new Immigration Act was approved in 1976. This Act, which supersedes the 1952 Immigration Act, introduced a number of new directions to Canada's approach

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(1) Feasibility of Conducting a Study on Immigrant Housing Needs, TEEGA Research Consultants Inc., Ottawa, March 1983.

to immigration. Among the changes were the following:

- linkage of targetted immigration levels to demographic and to labour market considerations;
- creation of a new "family class" with more flexible criteria for sponsorship of relatives;
- creation of a new category of refugees, who are admitted into Canada under the government's annual refugee resettlement plan or under the refugee sponsorship program;
- shortening of the period after which an immigrant can apply for Canadian citizenship from five to three years; and
- identification in more precise terms of the mandate of the Federal government and its officials with respect to immigration.

Under the revised legislation, immigrants are selected under three admissible classes -- the family class, refugees, and independents and other applicants who apply on their own initiative with or without the assistance of relatives in Canada. Except for refugees, retirees, and members of the family class, applicants are assessed against a detailed point system based on education, vocational training, experience, prospects for employment, a pre-arranged job, destination in Canada, age, knowledge of the English and French languages, personal suitability, and the presence of relatives in Canada.(1)

Although the overall number of immigrants Canada can absorb is set by the Federal government, there is no quota on the number of immigrants admitted from any particular country or area of the world.

The Components Approach: In 1979 an immigration levels planning process was adopted by the Minister of Employment and Immigration. Essentially, this levels planning involves the establishment of annual immigration levels (i.e. targets) for a three-year planning cycle. An important aspect of the three-year plan introduced in the Annual Report to Parliament on Immigration Levels, 1982 was the

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(1) New Directions, A Look at Canada's Immigration Act and Regulations, April 1978. [While these developments in Canada's immigration policies can hardly be called "new directions" (in 1983), they have remained essentially unchanged since publication of this document.]

need to promote relative stability in the total immigration movement and, as far as possible, in its components -- i.e., family class, refugees, and selected workers. Immigration intake in the 1970s had ranged from as high as 218,000 persons in 1974 to as low as 86,000 persons in 1978. The first two years of the levels planning process (1979 and 1980) were affected by the landing of some 60,000 Indochinese refugees. The third year (1981) was the first time after immigration levels had begun to be announced that Canada experienced no major intake of immigrants from an unplanned source.(1)

Family Class Considerations: Family class immigration planning is responsive to the number of applications the government expects to receive abroad from eligible family members with sponsors in Canada. The number of these applications has been relatively stable in the past few years; there were 45,540 family class landings in 1978; 46,763 in 1979; 51,039 in 1980; and 51,019 in 1981.(2)

Labour Market Considerations: Selected worker intake results from an ongoing analysis of labour needs and after close consultations with employer and employee groups. Provincial governments are also asked for their views on all aspects of the movement. In view of employment difficulties in Canada, the Minister of Employment and Immigration announced early in 1982 that, effective May 1, 1982, a temporary restriction on selected workers from abroad would come into effect. The restriction applies to all immigrants who are subject to labour market criteria in the immigration selection (point) system, except those with pre-arranged employment in validated jobs.(3)

The Annual Refugee Plan: The refugee intake resulting from the Annual Refugee Plan is not a ceiling for total refugee admissions, but refers to the number of refugees whose resettlement costs are underwritten by the federal government. The 1983 Refugee Plan is indicated in the

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(1) Background Paper on Immigration Levels: A Companion Report to the Annual Report to Parliament on Immigration Levels, Employment and Immigration Canada, November 1982.

(2) Annual Report to Parliament on Immigration Levels, 1983, Employment and Immigration Canada, November 1982.

(3) Ibid.

following table. The planned intake for 1982 is shown for comparison.

Canadian Government Planned Refugee Intake

	1982	1983
Indochina	4,000	3,000
Eastern Europe	6,000	3,000
Latin America and the Caribbean	1,000	2,000
Africa	500	1,000
Middle East	400	800
Other World Areas	100	200
Contingency Reserve	2,000	2,000
TOTAL	14,000	12,000 (1)

Recent media statements by the Minister of Employment and Immigration indicate that the actual total refugee admissions to Canada will be about 20,000 in 1983.(2)

Sponsorship: A person qualified under immigration legislation may assist the immigration of a relative from abroad. The sponsoring person is required to sign an undertaking of assistance and furnish proof of ability to provide for lodging, care and maintenance of the assisted relative and any dependents for a period of five years.

The Refugee Sponsorship Program, introduced by the government in 1978, provides a system through which concerned Canadians can work together to develop support for refugees. Canadian groups and organizations which undertake sponsorships have to promise to provide resettlement assistance for a refugee or refugee family for a period of one year. This assistance includes provision of food, clothing and shelter.(3)

Settlement Programs and Services: The general objective of these programs and services is to facilitate the settlement and adaptation of recently arrived permanent residents (i.e., immigrants and refugees) so they may become

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(1) Annual Report to Parliament on Immigration Levels, 1983, Employment and Immigration Canada, November 1982.
(2) The issue of illegal immigrants, which has received some media coverage recently, is closely linked to the refugee question. See Section 1.6 below on a recent report about the illegal immigrant situation in Canada.
(3) Sponsoring Refugees: Facts for Canadian Groups and Organizations, Employment and Immigration Canada, 1982.

fully participating members of Canadian society as quickly as possible. To achieve this objective, a variety of programs and services are delivered to immigrants and refugees at posts abroad, on arrival at ports of entry, and at final destinations in Canada. These programs and services are as follows:

- Adjustment Assistance Program
- Immigrant Settlement and Adaptation Program
- Refugee Settlement and Liaison Program
- Programs for Special Needs Refugees
- Transportation Program
- Refugee Sponsorship and Destination: The Matching Centre.

Settlement services are offered in Canada through a network of 450 Canada Employment Centres and 110 Canada Immigration Centres. This delivery system is complemented by the activities of a wide variety of non-government voluntary agencies with which EIC contracts, on an annual basis, for the provision of direct and essential settlement services, including accommodation.(1)

Financial Assistance Including Shelter Needs: Through the Adjustment Assistance Program financial aid is available for the basic needs of newly arrived indigent immigrants. This assistance is normally provided through contributions for food, clothing, and shelter. The level of assistance is generally that of prevailing provincial welfare rates and is provided for a period of only up to one year. Newly arrived indigent immigrants are eligible to receive adjustment assistance on an assessment of individual need as determined by authorized EIC officers. This type of assistance is not normally extended to members of the family class, assisted relatives, or sponsored refugees unless a certified breakdown in support has occurred.(2)

Sponsors of applicants belonging to the family class and assisted relatives are required to be responsible for the immigrants housing and other basic needs, for a period of up to five years. As for sponsored refugees, the sponsoring group is required to provide furnished accommodation and household effects, food, clothing and incidental expenses for a period of up to one year.

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(1) Programs and Services of the Settlement Branch, Immigration and Demographic Policy, Employment and Immigration Canada, January 1983.
(2) Ibid.

1.6 OTHER RELEVANT FACTORS

New Approaches: The 1979-1980 Indochinese refugee movement, during which 60,000 refugees arrived in Canada in 18 months, led to a recognition of the need for a comprehensive review of settlement programs and services. Settlement expenditures rose dramatically in that period, mainly as a result of the substantial increase in the refugee component. In 1981, a three-year planning cycle for immigrant intake was introduced which laid the groundwork for longer-range planning and the capability of all sectors to determine future settlement and integration resource needs. In order to broaden the connection between immigrant intake and resource allocation for settlement, more precise planning links are currently being established, by EIC, between settlement programs and future immigration intakes. More significantly, settlement programs are being keyed to immigration components, in an effort to define more precisely the appropriate mixture and level of services needed, including shelter, for each component.(1)

Joint Review: Flowing from the relationship between immigration levels and settlement programs and services in the context of the three-year planning cycle of EIC, a joint review of immigrant settlement and integration policies and programs was undertaken by Employment and Immigration Canada and the Department of the Secretary of State. This interdepartmental group provided its views to the Minister of Employment and Immigration, the Secretary of State, and the Minister of State (Multiculturalism). Consequently, these Ministers had agreed earlier this year to the desirability of a strong federal leadership role in the development of an enriched and concentrated settlement policy to ease immigrants' adjustment to life in Canada.(2) It is the understanding of this consultant that a new short-term settlement and longer-term integration strategy for new immigrants was being developed when this current report was being prepared.

Statement by the Minister of Employment and Immigration: The Minister of Employment and Immigration has stated last year that:

> "Good low cost accommodation is in short supply in many urban areas in Canada, and refugees with few resources at their disposal are encountering more and more housing

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(1) Annual Report to Parliament on Immigration Levels, 1983, Employment and Immigration Canada, November 1982.
(2) Ibid.

problems.

> "I recognize the problem refugees face and I am determined to provide quality assistance to those refugees Canada will admit over the coming years to ensure that they receive the support necessary to succeed in Canada." (1)

It is now maintained by EIC officials that refugees will continue to be a significant component of immigrants to Canada in the coming years. The level of refugee admissions for 1983 is expected to be about 20,000.

Illegal Immigrants: It has been recently estimated by officials in the Department of Employment and Immigration that the number of illegal immigrants in Canada is about 50,000.(2) A report on illegal immigrants was completed in June 1983 by Mr. W.G. Robinson, special adviser to the Minister of Employment and Immigration. This report has recommended that the federal government should be more diligent in penalizing employers of illegal immigrants, and should reject outright a blanket amnesty program for these "illegals." However, the report recognizes that illegal immigrants constitute a significant problem which warrants a co-ordinated response, as well as increased attention by the government.

Studying this problem of illegal immigrants was not a subject identified in the terms of reference for this study. The position taken here, however, is that illegal immigrants cannot be considered potential recipients of benefits from government intervention -- either to assist in their shelter or in fulfilling any other needs. Not until these immigrants have legal status in Canada can they be considered for such intervention.

Immigration Levels: Planned immigration levels in the Annual Refugee Plan are expressed in ranges (e.g., the total immigration level for 1981 was expressed as a range of 130,000 to 140,000 persons). These levels are not considered to be quotas set by EIC, but rather are intended to provide a flexible planning tool which is reactive to such factors as adjustments in domestic labour market needs and change in conditions abroad. Thus the actual

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(1) Immigration Levels, 1983-85: Questions and Answers, Employment and Immigration Canada, November, 1982.

(2) This is a figure significantly less than the previously estimated figure of 200,000 illegal immigrants, which was reported in the media.

immigration intake very often varies from the planned levels. (In the example of 1981, the actual intake was 128,611 immigrants.) Recent immigration intake trends are as follows:

Year	Total Immigration Intake, Canada
1974	218,465
1975	187,881
1976	149,429
1977	114,914
1978	86,313
1979	112,096
1980	143,117
1981	128,611
1982	125,000

Source: Recruitment and Selection Branch, EIC.

The original planning level for 1982 was set at 130,000-135,000. The planning level for 1983 is 105,000 to 110,000 immigrants. The large fluctuations in total actual intake since 1978 are attributable to variations in the intake of independent immigrants and the influx of 60,000 Indochinese refugees during 1979 and 1980. In contrast, the family class of immigrants has been the most stable component of Canada's immigration movement.(1)

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(1) Annual Report to Parliament on Immigration Levels, 1983, Employment and Immigration Canada, November 1982.

CHAPTER TWO

CHARACTERISTICS OF IMMIGRANT HOUSEHOLDS

Before examining the housing situation of immigrants it is important to have a good appreciation of some of the demographic and socio-economic characteristics of immigrant households. These factors could have a bearing on possible problems of immigrants in fulfilling their housing needs, and on approaches to solving these problems.

2.1 GEOGRAPHIC DISTRIBUTIONS

Between 1976 and 1978 Ontario's share of total immigrant households was 46.71 per cent (see Table 2.1). This share declined by 4 percentage points in the 1979-1981 period to 42.57 per cent. Most of the redistribution went to the western provinces, each of which experienced about a percentage point increase in their relative shares of the total immigrant household population. This slight westward shift in relative shares suggests that to a certain extent economic opportunities, during the periods being examined, may have outweighed other factors in the locational decisions of immigrants. The share of all the other provinces (Atlantic provinces and Quebec) remained about the same during 1979-1981 as it was in the 1976-1978 period. Quebec's share of immigrant households was second only to Ontario, at about 17 per cent of total immigrant households.

Also in Table 2.1, the distribution of all Canadian households by province is compared to the distribution of immigrant households by province. These distributions show that provinces are not necessarily receiving immigrants in the same proportions as their shares of total Canadian households. Ontario received in 1979-1981 about 43 per cent of immigrant households, while having 36 per cent of total Canadian households. In contrast, Quebec received in 1979-1981 about 17 per cent of immigrant households, while having 26 per cent of total Canadian households. The situation of Quebec can also be compared to B.C. or Alberta. In both these western provinces, during the 1976-1978 and 1979-1981 periods, their percentage share of immigrant households was about 4 points higher than their percentage share of total Canadian households. In Quebec, on the other hand, its percentage share of immigrant households was 10 points lower than its percentage share of total Canadian households.

TABLE 2.1 DISTRIBUTION OF IMMIGRANT HOUSEHOLDS BY PROVINCE OF RESIDENCE

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE HOUSEHOLDS					
number		59,045	77,830	8,144,660	8,281,530
per cent		100.00	100.00	100.00	100.00
PROVINCE OF RESIDENCE					
Nfld.	#	165	295	147,965	148,420
	%	0.28	0.38	1.82	1.79
N.S.	#	685	880	271,630	273,190
	%	1.16	1.13	3.34	3.30
P.E.I.	#	95	85	37,480	37,660
	%	0.16	0.11	0.46	0.45
N.B.	#	480	495	213,945	214,920
	%	0.81	0.64	2.63	2.60
Que.	#	9,785	13,170	2,149,905	2,172,860
	%	16.57	16.92	26.40	26.24
Ont.	#	25,140	36,350	2,908,300	2,969,785
	%	42.57	46.71	35.71	35.86
Man.	#	2,780	2,995	352,210	357,985
	%	4.71	3.85	4.32	4.32
Sask.	#	1,470	1,070	330,170	332,715
	%	2.49	1.37	4.05	4.02
Alta.	#	8,560	10,460	739,215	758,240
	%	14.50	13.44	9.08	9.16
B.C.	#	9,790	11,885	974,965	996,640
	%	16.58	15.27	11.97	12.03
Yukon	#	40	75	7,470	7,590
	%	0.07	0.10	0.09	0.09
N.W.T.	#	60	70	11,405	11,530
	%	0.10	0.09	0.14	0.14

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.
*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

Comparing the geographic distribution of immigrant households in terms of urban size of settlement (Table 2.2), we find that not surprisingly the large majority of immigrants (72 per cent in 1979-1981 and 79 per cent in 1976-1978) have tended to settle in large urban areas, again suggesting that the pull of economic opportunities is a predominant factor in locational decisions. However, in the more recent period there is a decrease of about 7 percentage points in the large urban area share of immigrant households.

The distribution of Canadian households in general shows a large proportion of households (54 per cent) are living in large urban areas, but this is considerably less in relative terms than the 72-79 per cent share of immigrant households who settle in large urban areas.

TABLE 2.2 DISTRIBUTION OF IMMIGRANT HOUSEHOLDS BY POPULATION SIZE OF AREA

	MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE HOUSEHOLDS				
number	59,045	77,830	8,144,660	8,281,530
per cent	100.00	100.00	100.00	100.00
POPULATION SIZE OF AREA				
large urban #	42,678	61,610	4,376,126	4,475,339
(100,000 plus) %	72.28	79.16	53.73	54.04
minor urban #	5,444	6,405	965,142	977,221
(30,000-99,999)%	9.22	8.23	11.85	11.80
other urban #	4,558	2,677	531,032	538,299
(15,000-29,999)%	7.72	3.44	6.52	6.50
small urban #	3,307	3,417	893,469	901,859
(1,000-14,999)%	5.60	4.39	10.97	10.89
rural #	3,053	3,728	1,378,891	1,388,813
%	5.17	4.79	16.93	16.77

Source: Based on 1981 Census of Canada and distributions in the 1980 Household Income, Facilities and Equipment data base, CMHC.
*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

2.2 SOCIAL CHARACTERISTICS

A large proportion of Canadian immigrants are of British origin. These immigrants made up 25 per cent of all immigrants during 1976-1981. However, Table 2.3 shows that immigrants from Asia during the same period made up the largest proportion of immigrants to Canada -- particularly from 1979 to 1981 when 34 per cent of all immigrants were Asian. This is largely due to the large influx of Asian refugees during that time. The adjustment process of these immigrants is of special concern to Canadian immigration officials, since it is anticipated that the difficulties of language and lifestyles are more emphasized in these cases.

The small proportion of immigrants with French origins (3 per cent in 1979-1981) is notable in Table 2.3. This is explained by the fact that this category is largely comprised of immigrants from France and does not include individuals with French orientation from Africa, Asia, the Middle East, Switzerland, Benelux, etc. Another notable point about Table 2.3 is the large "other single ethnic" category of immigrants (22 per cent). See note (6) in the Table for an explanation of this.

If the ethnic origins of 1976-1978 immigrants to Canada are compared to the general distribution of general Canadian ethnic origins (Table 2.3), then it becomes very clear that in recent years Canada has been accepting newcomers from areas of the world which have not been the main traditional sources. This is particularly the case for the Asian, Latin American and Middle Eastern countries, and is largely due to the increasing refugee component of immigration. Asia, Latin America and the Middle East have experienced the greatest political and social upheavals in the past decade and hence have contributed most of the refugees to Canada. One of the important implications of the experiences of these refugees, in settling and adjusting to the Canadian way of life, is that immigration programs and policies are having to adapt to deal with this relatively new phenomenon in the immigration movement.

About 80 per cent of the immigrant households who have come to Canada since 1976 have been single families (see Table 2.4). This proportion has remained stable over the period since 1976 to 1981. On the other hand, the proportion of two family households have increased from 5 per cent during 1976-1978 to 10 per cent during 1979-1981. The explanation for this relative increase in two family households can

TABLE 2.3 DISTRIBUTION OF IMMIGRANT HOUSEHOLDS BY ETHNIC ORIGIN

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE HOUSEHOLDS					
number		59,045	77,830	8,144,660	8,281,530
per cent		100.00	100.00	100.00	100.00
ETHNIC GROUP					
British	#	13,858	19,808	3,432,974	3,465,820
	%	23.47	25.45	42.15	41.85
French(1)	#	1,819	3,168	2,207,203	2,211,997
	%	3.08	4.07	27.10	26.71
Other English	#	118	148	115,654	115,941
or French	%	0.20	0.19	1.42	1.40
West Europe(2)	#	1,228	1,237	162,893	164,802
	%	2.08	1.59	2.00	1.99
Native	#	307	436	96,921	97,722
American(3)	%	0.52	0.56	1.19	1.18
East European	#	1,883	1,915	391,758	395,857
	%	3.19	2.46	4.81	4.78
Latin American	#	1,937	4,545	30,950	38,095
	%	3.28	5.84	0.38	0.46
Middle Eastern	#	2,498	5,269	28,506	36,439
	%	4.23	6.77	0.35	0.44
Asian(4)	#	20,294	14,289	115,654	150,724
	%	34.37	18.36	1.42	1.82
African(5)	#	449	1,058	7,330	9,110
	%	0.76	1.36	0.09	0.11
Other single	#	13,090	23,676	1,271,381	1,308,482
ethnic(6)	%	22.17	30.42	15.61	15.80
Other multiple	#	1,511	2,218	271,217	274,947
ethnic	%	2.56	2.85	3.33	3.32
Others not	#	53	93	12,217	12,422
identified	%	0.09	0.12	0.15	0.15

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.

*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

Notes: (1) Includes France. (2) Does not include France. (3) These are U.S.A. Native immigrants to Canada. (4 and 5) Does not include Middle Eastern countries. (6) These include the Carribean, the Pacific islands, and other similar categories which were originally intended to be included in the groupings identified in the Table, but were not captured by the computer program because of the very open ended "other (specify)" section of the ethnic origin Census question.

probably be found in the larger refugee component of immigrants to Canada. Many of the refugees have been of the extended family group. The proportion of unattached individuals declined from 17 per cent in 1976-1978 to 11 per cent in 1979-1981.

The household composition figures are compatible with the distribution of immigrant households by marital status of the maintainer. From 1976 to 1981, households with married maintainers made up about 75 per cent of all immigrant households. Single household maintainers were about 19 per cent of 1979-1981 immigrants. This figure seems to conflict with the 11 per cent figure of unattached individuals shown in the 1979-1981 household composition distribution. This seeming discrepancy is due to immigrant households maintained by a single person but comprised of two or more brothers, two or more sisters, a brother and sister, cousins, friends; or to households maintained by single uncles or aunts; or to households maintained by single sons or daughters who have one or two parents or other dependents living with them. All of the above household maintainers could appear as single persons under the marital status distribution, but not appear as an unattached individual in the household composition category -- where they would show up as "one economic family" of two or more persons.

Included in Table 2.5 are the distributions of immigrant households by the number of children and the number of senior citizens. A larger proportion of immigrant households have children in comparison to the proportion of Canadian households who have children. Households with at least one child made up 59 per cent of all 1979-1981 immigrant households. By comparison, households with at least one child made up about 46 per cent of all Canadian households. A different pattern occurs for households with senior citizens. Immigrant households with at least one senior citizen comprised only 8 per cent of all 1979-1981 immigrant households and 7 per cent of 1976-1978 immigrant households. In contrast, Canadian households with at least one senior citizen comprised 19 per cent of all Canadian households, at the time of the 1981 Census.

TABLE 2.4 DISTRIBUTION OF IMMIGRANT HOUSEHOLDS BY HOUSEHOLD COMPOSITION AND MARITAL STATUS

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE HOUSEHOLDS					
number		59,045	77,830	8,144,660	8,281,530
per cent		100.00	100.00	100.00	100.00
HOUSEHOLD COMPOSITION***					
unattached	#	6,761	13,160	1,501,060	1,522,145
individ.	%	11.45	16.91	18.43	18.38
1 economic	#	46,685	60,774	6,273,013	6,380,091
family	%	79.06	78.09	77.02	77.04
2 or more	#	5,604	3,891	370,582	379,294
families	%	9.49	5.00	4.55	4.58
MARITAL STATUS					
now married	#	43,555	58,220	5,502,680	5,604,455
	%	73.77	74.80	67.56	67.67
separated	#	1,285	3,180	352,045	356,515
	%	2.18	4.09	4.32	4.30
divorced	#	1,200	2,450	386,120	389,765
	%	2.03	3.15	4.74	4.71
widowed	#	1,945	2,705	829,215	833,860
	%	3.29	3.48	10.18	10.07
single	#	11,055	11,270	1,074,600	1,096,930
	%	18.72	14.48	13.19	13.25

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.

*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.
***This is from the Household, Income Facilities and Equipment (1980) micro-data base of CMHC, adjusted to 1981 using the Census.

TABLE 2.5 DISTRIBUTION OF IMMIGRANT HOUSEHOLDS BY NUMBER OF CHILDREN AND NUMBER OF SENIOR CITIZENS

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE HOUSEHOLDS					
number		59,045	77,830	8,144,660	8,281,530
per cent		100.00	100.00	100.00	100.00
NUMBER OF CHILDREN					
none	#	24,346	35,177	4,449,425	4,512,606
	%	41.23	45.20	54.63	54.49
1	#	8,657	13,347	1,402,510	1,425,251
	%	14.66	17.15	17.22	17.21
2	#	17,733	22,865	1,453,006	1,490,675
	%	30.03	29.38	17.84	18.00
3	#	4,783	4,607	603,519	612,833
	%	8.10	5.92	7.41	7.40
4 or more	#	3,531	1,829	236,195	240,993
	%	5.98	2.35	2.90	2.91
NUMBER OF PERSONS AGED 65 OR MORE					
none	#	54,474	72,774	6,588,211	6,713,008
	%	92.25	93.51	80.89	81.06
1	#	4,352	4,086	1,079,167	1,089,021
	%	7.37	5.25	13.25	13.15
2	#	224	973	463,431	466,250
	%	0.38	1.25	5.69	5.63
3	#	0	0	13,032	13,251
	%	0.00	0.00	0.16	0.16
4 or more	#	0	0	814	828
	%	0.00	0.00	0.01	0.01

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.

*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

2.3 INCOMES AND EMPLOYMENT

It is interesting to note from Table 2.6 that more recent immigrant households, during the 1979-1981 period (as measured at the time of the 1981 Census) generally had lower incomes than those immigrants who landed in Canada earlier in the 1976-1978 period. A large proportion (56 per cent) of recent immigrant households were in the $12,000 or less income category, while a much lower proportion (23 per cent) of the 1976-1978 group were in this category. Moreover, the income distribution of the 1976-1978 group more closely parallels the general Canadian income distribution.(1)

These figures from Table 2.6 suggest that, after a reasonable period of adjustment to the Canadian lifestyle and economic milieu, immigrants generally move up the Canadian income scale. In fact, after 3 to 5 years, incomes of immigrants were distributed slightly higher on the scale than the incomes of Canadians. For the 1976-1978 immigrant group the proportion of households with incomes of $12,000 or less is 23 per cent. In contrast, the household income distribution of all Canadian households shows that 26 per cent of all households were in the $12,000 or less range. On the other hand, Canadian households in the $18,001 to $25,000 income range made up 18 per cent of all households, while the comparative figure for 1976-1978 immigrants is 20 per cent. Thus in a period of about 3 to 5 years, immigrant incomes adjust to general Canadian income levels, and actually appear to be distributed slightly higher along the income scale.

The employment status figures, also shown in Table 2.6, conform with the income patterns described above. Even though the proportion of immigrants who were unemployed was relatively higher for the 1976-1978 group than the proportion of Canadians who were unemployed, the proportion of immigrants who were employed was significantly higher than the proportion of Canadians employed. The seeming

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(1) Incomes of immigrant households are broken into 4 categories in Table 2.6: $12,000 or less; $12,001-18,000; $18,001-25,000; and $25,001 or more. The average Canadian household income, according to the 1981 Census, was $24,460. Since the focus of the analysis presented in this report is on describing the immigrant housing situation, with the view of identifying any problem areas, it was deemed appropriate to more closely examine those households who have below average incomes. This explains the income categories used in Table 2.6. The data provided in this report is largely via special tabulations prepared for CMHC by Statistic Canada from the 1981 Census. Thus it was not expeditious to have a large number of income breakdowns at the expense of other information required for other sections of this report.

TABLE 2.6 DISTRIBUTION OF IMMIGRANT HOUSEHOLDS BY HOUSEHOLD INCOME AND EMPLOYMENT STATUS

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE HOUSEHOLDS					
number		59,045	77,830	8,144,660	8,281,530
per cent		100.00	100.00	100.00	100.00
HOUSEHOLD INCOME					
12,000 or less	#	32,850	18,125	2,154,180	2,205,160
	%	55.64	23.29	26.45	26.63
12,001-18,000	#	8,720	12,435	1,212,965	1,234,125
	%	14.77	15.98	14.89	14.90
18,001-25,000	#	7,510	15,590	1,458,225	1,481,325
	%	12.72	20.03	17.90	17.89
25,001 or more	#	9,970	31,670	3,319,285	3,360,930
	%	16.89	40.69	40.75	40.58
EMPLOYMENT STATUS***					
employed	#	41,908	62,065	5,779,447	5,883,199
	%	70.97	79.75	70.96	71.04
unemployed	#	6,348	5,105	367,324	376,810
	%	10.75	6.56	4.51	4.55
not in labour force	#	10,794	10,654	1,997,884	2,021,521
	%	18.28	13.69	24.53	24.41

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.

*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.
***This is from the Household, Income Facilities and Equipment (1980) micro-data base of CMHC, adjusted to 1981 using the Census.

paradox of this observation is resolved by noting that relatively more immigrants were in the labour force, particularly after 3 to 5 years in Canada, than were Canadians. 86 per cent of 1976-1978 immigrants were in the labour force versus 76 per cent of Canadians, at the time of the 1981 Census.

The above findings suggest that if government were to contemplate intervention to assist immigrants in dealing with fulfillment of shelter needs (for example to deal with possible shelter affordability problems due to low incomes or unemployment) it might be more appropriate that this intervention be targetted to recent immigrants (recognizing of course that in such matters other factors need to be considered in conjunction to income and employment trends).

2.4 EXTENDED HOUSEHOLDS AND FEMALE HOUSEHOLD MAINTAINERS

Extended households and female household maintainers were singled out, prior to conducting this study, as two immigrant groups possibly having greater problems in adequately fulfilling their shelter needs.(1) The incidence of these groups and their levels of income (a key variable in the analysis of shelter needs) are examined in this section.

To begin with, Table 2.7 shows the incidence of these

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(1) "Extended households" in this report refers to households with 5 or more members living in the same residence. This definition was chosen because it is deemed that a key consideration in analysing the fulfillment of shelter needs is the size of the household group. Larger households require more shelter space and inevitably more funds to maintain a minimum standard of accommodation. Moreover, it is likely that larger households will have more dependent members. This puts a greater burden on maintainers to fulfill all the shelter needs of their households, in comparison to maintainers of smaller sized households. The composition of "extended households" could include near or distant relatives; one, two or more families; and possibly close friends. In this report, differentiation of extended households along these categories was not made. This was for greater simplicity in the presentation and because household size was considered more crucial to the analysis -- particularly if government were to consider alternatives for intervention with regards to shelter needs of immigrants. Since the average household size in Canada is 2.9 (1981 Census), a household with 5 or more members was selected as relatively "large." This is admittedly somewhat of an arbitrary cut-off, but is reasonable in the Canadian context.

TABLE 2.7 DISTRIBUTION OF IMMIGRANT HOUSEHOLDS BY SEX AND HOUSEHOLD SIZE

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE HOUSEHOLDS					
number		59,045	77,830	8,144,660	8,281,530
per cent		100.00	100.00	100.00	100.00
SEX					
male	#	50,440	64,415	6,057,385	6,172,235
	%	85.43	82.76	74.37	74.53
female	#	8,610	13,415	2,087,270	2,109,295
	%	14.58	17.24	25.63	25.47
SIZE OF HOUSEHOLD					
1 person	#	8,665	12,160	1,660,370	1,681,195
	%	14.68	15.62	20.39	20.30
2 persons	#	15,020	17,255	2,371,665	2,403,935
	%	25.44	22.17	29.12	29.03
3 persons	#	11,320	16,745	1,420,665	1,448,730
	%	19.17	21.51	17.44	17.49
4 persons	#	11,690	16,795	1,523,625	1,552,115
	%	19.80	21.58	18.71	18.74
5-6 persons	#	9,295	12,305	1,018,210	1,039,810
	%	15.74	15.81	12.50	12.56
7 or more	#	3,060	2,565	150,120	155,745
	%	5.18	3.30	1.84	1.88

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.

*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

groups in comparison to male headed households and smaller sized households respectively. In both the 1976-1978 and 1979-1981 immigrant groups, households maintained by females made up a relatively small proportion of all immigrant households -- 17 per cent in 1976-1978 and 15 per cent in 1979-1981. These proportions are significantly lower than the per cent of all Canadian households maintained by females -- i.e., 26 per cent.

The proportion of all immigrant households which had 5 or more members was 21 per cent in the 1979-1981 group and 19 per cent in the 1976-1978 group. In contrast, these households made up a relatively lower proportion of all Canadian households -- i.e., 14 per cent.

As in the general income distribution of immigrant households who have had a 3 to 5 year adjustment period (see Section 2.3), the distributions of income of extended and female maintained immigrant households, with the same 3 to 5 year adjustment period behind them, tend to closely parallel the Canadian income distribution (see Table 2.8).

However, for the more recent 1979-1981 immigrant households with female maintainers, a very large proportion, 70 per cent, were in the $12,000 or less income range. Also a relatively large proportion of 50 per cent of extended immigrant households were in this income range. These figures are rather high and suggest financial hardships for these low income immigrant groups, during their initiation period in Canada. This observation is somewhat modified if financial assets are taken into account. Immigrants will usually come to Canada with their savings and/or other assets, which is likely what helps them through their first phase in Canada. However, there is no data readily available on assets of immigrants, and it is therefore difficult to determine to what extent this may be a factor in the financial situation of immigrant households.

TABLE 2.8 DISTRIBUTION OF FEMALE MAINTAINED AND EXTENDED IMMIGRANT HOUSEHOLDS BY INCOME LEVELS

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL FEMALE MAINTAINED HOUSEHOLDS					
number		8,610	13,415	2,087,270	2,109,300
per cent		100.00	100.00	100.00	100.00
HOUSEHOLD INCOME					
12,000 or less	#	6,030	6,905	1,046,660	1,059,595
	%	70.03	51.47	50.14	50.23
12,001-18,000	#	1,050	2,345	359,780	363,180
	%	12.20	17.48	17.24	17.22
18,001-25,000	#	700	1,730	270,170	272,600
	%	8.13	12.90	12.94	12.92
25,001 or more	#	830	2,430	410,660	413,920
	%	9.64	18.11	19.67	19.62
TOTAL EXTENDED HOUSEHOLDS***					
number		12,355	14,870	1,168,330	1,195,555
per cent		100.00	100.00	100.00	100.00
HOUSEHOLD INCOME					
$12,000 or less	#	6,125	1,475	121,810	129,405
	%	49.58	9.92	10.43	10.82
$12,001-18,000	#	1,905	1,935	126,430	130,275
	%	15.42	13.01	10.82	10.90
$18,001-25,000	#	1,585	3,110	208,480	213,170
	%	12.83	20.91	17.84	17.83
$25,001 or more	#	2,745	8,355	711,600	722,705
	%	22.22	56.19	60.91	60.45

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.

*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.
***See text for definition of "extended households."

CHAPTER THREE

CHARACTERISTICS OF IMMIGRANT HOUSING

This chapter provides a profile of the housing stock occupied by immigrant households. Comparisons are made between immigrant housing and Canadian housing in general. For the most part, the task of identifying possible immigrant housing problems is left to Chapter Four. In this chapter the focus is on orienting the reader with key characteristics of the Canadian housing stock occupied by immigrant households.

3.1 LENGTH OF OCCUPANCY

It is obviously expected that immigrant households will have had a relatively short period of occupancy in their dwellings -- the more recent the immigrant the shorter the expected length of occupancy.(1) Table 3.1 shows that a large proportion (68 per cent) of those immigrants arriving in the 1976-1978 period (i.e., 3 to 5 years since the 1981 Census) occupied their dwellings for two years or less. This indicates that at least as many of these households have already changed their original place of accommodation in Canada. The proportion of this group of immigrant households, who moved from their first residence in Canada, is likely higher than indicated -- because there could have been movers in the 3-5 year occupancy group as well. It is not possible, however, to identify from these data how many of this latter group have moved from their first residences in Canada. Nonetheless, it is quite clear that immigrant households are highly mobile, with <u>at least</u> a 68 per cent likelihood of moving during their first 3 to 5 years in Canada.

3.2 TENURE AND STRUCTURAL TYPE OF DWELLING

Canadians generally prefer to own their homes rather than rent. Home ownership is not necessarily considered a luxury in this country, but is an expectation almost taken for

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(1) Length of occupancy is not really a housing <u>stock</u> characteristic, but it is included in this chapter since it is an important housing <u>trait</u> which compliments the description of the immigrant housing situation.

TABLE 3.1 DISTRIBUTION OF IMMIGRANT HOUSEHOLDS BY LENGTH OF SHELTER OCCUPANCY IN THEIR DWELLINGS

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE HOUSEHOLDS					
number		59,045	77,830	8,144,660	8,281,530
per cent		100.00	100.00	100.00	100.00
LENGTH OF SHELTER OCCUPANCY					
less than 1 year	#	37,680	23,710	1,407,795	1,468,420
	%	63.82	30.47	17.28	17.73
1-2 years	#	19,965	28,990	1,433,315	1,481,605
	%	33.81	37.25	17.60	17.89
3-5 years	#	1,400***	25,120	1,642,105	1,668,205
	%	2.37	32.27	20.16	20.14
6-10 years	#	--	--	1,309,495	1,310,860
	%	--	--	16.08	15.83
11 or more	#	--	--	2,351,940	2,352,440
	%	--	--	28.88	28.41

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.

*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.
***These are likely to have immigrated during the first half of 1979, thereby appearing in the 1981 Census as 3-year immigrants to Canada.

TABLE 3.2 DISTRIBUTION OF IMMIGRANT HOUSING UNITS BY TENURE AND STRUCTURAL TYPE OF DWELLING

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE DWELLINGS					
number		59,045	77,830	8,144,660	8,281,530
per cent		100.00	100.00	100.00	100.00
TENURE					
owned	#	14,415	32,560	5,094,960	5,141,930
	%	24.41	41.83	62.56	62.09
rented	#	44,630	45,265	3,049,700	3,139,600
	%	75.59	58.16	37.44	37.91
TYPE OF DWELLING					
single detached	#	15,930	26,705	4,693,060	4,735,700
	%	26.98	34.31	57.62	57.18
apartment	#	31,515	34,960	2,020,895	2,087,370
	%	53.37	44.92	24.81	25.21
single attached	#	8,145	12,655	820,005	840,805
	%	13.79	16.26	10.07	10.15
duplex	#	2,875	2,945	396,245	402,065
	%	4.87	3.78	4.87	4.85
movable dwelling	#	585	560	214,445	215,590
	%	0.99	0.72	2.63	2.60

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.

*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

granted. Many immigrants come to Canada from countries where home ownership is not as prevalent. The data on tenure (in Table 3.2) show that about 62 per cent of Canadians owned their homes in 1981. For the 1979-1981 immigrant group the incidence of home ownership is much lower, 24 per cent. This is not unexpected. It is probably a wise decision for immigrants in general to rent during the first phase of their orientation to Canadian ways. In fact, Employment and Immigration brochures advise new immigrants that it is generally a good idea not to rush into the committments required of home ownership -- until a reasonable period of getting accustomed to their new environment has elapsed.

The 1976-1978 immigrant group had a higher incidence of home ownership in 1981 (42 per cent) compared to the 1979-1981 group (24 per cent). This suggests that as time goes by immigrants tend to adopt the Canadian inclination for home ownership.

Table 3.2 also shows the distribution of immigrant households by structural types of dwellings they occupy. A majority (53 per cent) of 1979-1981 immigrants lived in apartments. This proportion of apartment dwellers is lower for the 1976-1978 group (45 per cent), which confirms the data on tenure distributions. Again comparing the 1976-1978 group to the 1979-1981 group, it is shown in Table 3.2 that the proportion of immigrants who move into single detached and single attached dwellings tends to increase as immigrant households settle down during their first few years in Canada.

3.3 AGE OF DWELLINGS

The age distribution of dwellings occupied by immigrants is compared in Table 3.3 to that of dwellings occupied by Canadians as a whole. There appears to be a tendency by immigrants to live in newer dwellings. Relatively fewer immigrants live in housing units built before 1960 than Canadians in general -- i.e., about 33 per cent of immigrants since 1976 compared to about 46 per cent of Canadians. This tendency is probably due to locational preferences. It was shown in Chapter Two that immigrants have a much higher incidence of residency in large urban areas, where newer accommodation is a lot more prevalent and available.

TABLE 3.3 DISTRIBUTION OF IMMIGRANT HOUSING UNITS BY PERIOD OF CONSTRUCTION

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE DWELLINGS					
number		59,045	77,830	8,144,660	8,281,530
per cent		100.00	100.00	100.00	100.00
PERIOD OF CONSTRUCTION					
1920 or before	#	4,070	4,135	876,910	885,110
	%	6.89	5.31	10.77	10.69
1921-1945	#	6,150	6,945	1,040,050	1,053,140
	%	10.42	8.92	12.77	12.72
1946-1960	#	10,115	13,765	1,832,165	1,856,050
	%	17.13	17.69	22.50	22.41
1961-1970	#	14,495	19,550	1,765,705	1,799,745
	%	24.55	25.12	21.68	21.73
1971-1975	#	9,930	14,330	1,300,685	1,324,950
	%	16.82	18.41	15.97	16.00
1976-1979	#	10,225	15,065	1,083,755	1,109,040
	%	17.32	19.36	13.31	13.39
1980-1981	#	4,065	4,035	245,390	253,495
	%	6.88	5.18	3.01	3.06

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.

*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

3.4 FACILITIES

The presence or absence of housing facilities is one of the indicators of the adequacy of housing conditions. Statistics on bath or shower and toilet facilities are provided in Table 3.4. These statistics indicate that in relative terms immigrant households have very similar situations as Candians in general. Less than 1 per cent of immigrants have no baths or showers compared to just over 1 per cent of Canadians. Similarly, the absence of toilet facilities is evident in only 1 per cent of immigrant households, as it is in the case of Canadians in general.

Table 3.5 shows the type of water supply available to Canadians and immigrants. Here too immigrants have an adequate facility of hot and cold piped running water, the incidence of this being nearly 100 per cent, as it is for Canadians as a whole.

Also included in Table 3.5 is a distribution of dwellings by age of heating equipment. This distribution shows a large proportion of heating equipment is older than 11 years, but the incidence of this is higher in the case of Canadians as a whole. The cut-off of "11 years or more" does not necessarily imply that heating equipment is inadequate in this category. However, the significance of the proportions shown in Table 3.5 for this category is that immigrants are at least no worse off than Canadians as a whole -- in fact immigrants generally have newer heating equipment. This observation is consistent with what was shown in Section 3.3, i.e. that immigrants tend to live in newer dwelling units.

TABLE 3.4 DISTRIBUTION OF IMMIGRANT DWELLING UNITS BY INSTALLED BATH OR SHOWER AND TOILET FACILITIES

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE DWELLINGS					
number		59,045	77,830	8,144,660	8,281,530
per cent		100.00	100.00	100.00	100.00
INSTALLED BATH OR SHOWER					
none	#	112	498	109,953	110,972
	%	0.19	0.64	1.35	1.34
1 exclusive use	#	51,399	69,222	6,639,527	6,758,557
	%	87.05	88.94	81.52	81.61
2 or more exclusive	#	7,015	8,110	1,367,488	1,383,844
	%	11.88	10.42	16.79	16.71
shared use	#	519	0	26,877	27,329
	%	0.88	0	0.33	0.33
TOILET FACILITIES					
none	#	620	498	83,890	85,300
	%	1.05	0.64	1.03	1.03
1 flush toilet	#	44,325	57,221	5,685,787	5,786,305
	%	75.07	73.52	69.81	69.87
2 flush toilets	#	10,793	17,457	1,979,152	2,009,099
	%	18.28	22.43	24.30	24.26
3 or more flush toils.	#	3,053	2,654	379,541	385,091
	%	5.17	3.41	4.66	4.65
chemical or other	#	254	0	17,104	17,391
	%	0.43	0	0.21	0.21

Source: Based on 1981 Census of Canada distributions and the 1980 Household Income, Facilities and Equipment data base, CMHC.

*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

TABLE 3.5 DISTRIBUTION OF IMMIGRANT HOUSING UNITS BY TYPE OF WATER SUPPLY AND AGE OF HEATING EQUIPMENT

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE DWELLINGS					
number		59,045	77,830	8,144,660	8,281,530
per cent		100.00	100.00	100.00	100.00
TYPE OF WATER SUPPLY					
no piped	#	112	436	50,497	51,345
running	%	0.19	0.56	0.62	0.62
water					
hot + cold	#	58,933	77,332	8,033,078	8,169,729
piped water	%	99.81	99.36	98.63	98.65
cold only	#	0	62	61,085	61,283
piped water	%	0.00	0.09	0.75	0.74
AGE OF HEATING EQUIPMENT					
5 years	#	14,313	25,186	2,101,322	2,140,776
or less	%	24.24	32.36	25.80	25.85
6-10 years	#	17,601	21,652	1,865,127	1,903,096
	%	29.81	27.82	22.90	22.98
11 or more	#	27,131	31,000	4,178,210	4,237,659
years	%	45.95	39.83	51.30	51.17

Source: Based on 1981 Census of Canada distributions and the 1980 Household Income, Facilities and Equipment data base, CMHC.

*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

CHAPTER FOUR

IDENTIFICATION OF HOUSING PROBLEMS AND NEEDS

There are many perspectives from which housing problems and needs can be identified. A convenient framework for analysis of statistical information on housing has been used by CMHC, over the past decade or so, for purposes of housing program and policy development and for allocating resources. This framework groups housing problems and needs into three broad categories: dwelling unit physical conditions (adequacy), householder's ability to finance shelter needs (affordability), and crowding. The first two of these housing problem areas are the focus of most of CMHC's housing programs. The third, crowding, has not generally been a major housing issue in Canada during the past few years -- since the incidence of crowding has been relatively low.

In this chapter, the immigrant housing situation will be described from the perspective of the above framework. There are of course other aspects to housing such as design features, cultural preferences, neighbourhood peculiarities, and so on. The terms of reference for this study, however, allow only for a preliminary investigation of immigrant housing, using existing data sources. Delving into the other aspects of housing as they pertain to immigrants requires original empirical research beyond the scope of this study.

4.1 PHYSICAL HOUSING CONDITIONS

The 1981 Census included a question on the state of repair of dwellings. This question asked householders whether their dwellings required major repairs, minor repairs, or only regular maintenance. Physical housing conditions of immigrants is examined here using the results of this Census question. Table 4.1 below shows that a large majority of dwellings occupied by 1976-1978 and 1979-1981 immigrants (81 and 80 per cent respectively) required only regular maintenance at the time of the 1981 Census. Compared to Canadian dwellings as a whole, the state of repair of immigrant housing was relatively better -- 7 per cent of Canadian housing required "major repairs," while in contrast 5 per cent of immigrant housing required major repairs.

The state of repair of dwellings owned versus dwellings

TABLE 4.1 DISTRIBUTION OF IMMIGRANT DWELLINGS BY STATE OF REPAIR AND TENURE

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE DWELLINGS	#	59,045	77,830	8,144,660	8,281,535
	%	100.00	100.00	100.00	100.00
Regular maint.	%	81.01	79.76	76.27	76.34
Minor repairs	%	14.25	15.23	17.03	17.00
Major repairs	%	4.74	5.01	6.69	6.66
OWNED DWELLINGS	#	14,415	32,560	5,094,960	5,141,930
	%	100.00	100.00	100.00	100.00
Regular maint.	%	83.43	82.31	76.63	76.69
Minor repairs	%	11.65	13.48	17.21	17.17
Major repairs	%	3.92	4.21	6.17	6.15
RENTED DWELLINGS	#	44,630	45,265	3,049,700	3,139,600
	%	100.00	100.00	100.00	100.00
Regular maint.	%	79.91	77.93	75.68	75.78
Minor repairs	%	15.09	16.49	16.75	16.72
Major repairs	%	5.01	5.58	7.57	7.51

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.
*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

rented is also shown in Table 4.1. As may be expected, there are relatively more rented dwellings requiring "major repairs" than owned dwellings.(1) But in both rental and ownership cases immigrant housing is relatively better than the general Canadian stock.

4.2 CROWDING

The measure of crowding used in this section of the report is based on "rooms per person." There is a consensus among housing experts that a crowding measure based on an area norm per person (square meterage) is more appropriate. Since this information is not available for immigrant households, 1981 Census data on household sizes and number of rooms are used to derive the alternative "rooms per person" measure. Thus, a dwelling unit can be deemed crowded if it has less than one room of accommodation per person. Given the Canadian housing context, this is a reasonable albeit simplified crowding measure.

Many countries from which immigrants originate have different norms -- particulary some Third World countries where it is not unusual to find households of 5 or more individuals living in one or two rooms. In Canada, however, the incidence of this situation is very low. Table 4.2 shows that households with less than one room per person made up 2.5 per cent of all Canadian households in 1981. The incidence of less than half a room per person was only 0.1 per cent. By comparison, immigrant households have a larger incidence of crowding. For those immigrant households who have had a reasonable period to adjust to the Canadian ways (the 1976-1978 group) about 10 per cent lived in dwellings with less than 1 room per person. A higher proportion of 1979-1981 immigrant households lived in dwellings with less than 1 room per person, 19 per cent. The majority of these "crowded" households, however, and of the "crowded" 1976-1978 group were in the "0.5 to 0.9 rooms per person" category.

The rooms per person data cross-tabulated by tenure, shown in Table 4.2, indicate that the crowding situation of 1979-1981 immigrant households was more evident in rented dwellings, where 20 per cent of renter immigrants lived in units with 0.5 to 0.9 rooms per person and 3 per cent lived in units with less than 0.5 rooms per person. An encouraging

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(1) Households who own their homes usually take greater pride in caring for their dwelling units than renters.

TABLE 4.2 DISTRIBUTION OF IMMIGRANT DWELLINGS BY CROWDING LEVELS AND TENURE

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE DWELLINGS	#	59,045	77,830	8,144,660	8,281,535
	%	100.00	100.00	100.00	100.00
(rooms per person)					
<0.5 [crowded]	%	2.10	0.82	0.11	0.13
0.5-0.9[crowded]	%	16.56	9.46	2.24	2.41
1.0-1.9	%	46.73	50.14	36.32	36.52
2.0 or more	%	34.59	39.57	61.33	60.93
OWNED DWELLINGS	#	14,415	32,560	5,094,960	5,141,930
	%	100.00	100.00	100.00	100.00
(rooms per person)					
<0.5 [crowded]	%	0.22	0.38	0.10	0.11
0.5-0.9[crowded]	%	6.11	5.93	2.17	2.21
1.0-1.9	%	48.72	40.79	37.59	37.67
2.0 or more	%	44.97	52.90	60.13	60.02
RENTED DWELLINGS	#	44,630	45,265	3,049,700	3,139,600
	%	100.00	100.00	100.00	100.00
(rooms per person)					
<0.5 [crowded]	%	2.67	1.27	0.12	0.17
0.5-0.9[crowded]	%	20.00	11.87	2.37	2.76
1.0-1.9	%	48.66	51.16	34.19	34.64
2.0 or more	%	28.67	35.70	63.32	62.43

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.
*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

trend, however, is that the incidence of crowding was much lower (about 12 per cent) for those immigrants who rent and have had a longer period of adjustment to Canadian life -- i.e., since 1976-1978 to 1981.

4.3 SHELTER AFFORDABILITY

The approach to measuring shelter affordability used here stipulates that if a household pays over a given percentage of income on shelter it has an affordability problem. Various arbitrary cut-off points have been used in past housing studies, and for the purposes of targetting Canada's social housing programs. Most often, 25 per cent is used as a cut-off point above which households are said to have a shelter affordability problem.

In Table 4.3 immigrant households are grouped according to their shelter expenditures as a per cent of incomes, using "25 per cent or less," "26 to 35 per cent," "and over 35 per cent" cut-off points.(1) A large proportion (38 per cent) of 1979-1981 immigrants paid in 1981 more than 35 per cent of their incomes on shelter. This is compared to 15 per cent of Canadian households who paid more than 35 per cent of their incomes. Again, as in the situation of crowding and physical housing conditions, a marked improvement in immigrant housing affordability was evident for the 1976-1978 group. The relative proportion of these immigrants paying over 35 per cent of incomes on shelter was lower at 21 per cent. Similar percentage distributions are evident for immigrant renters as for owners (see Table 4.3).

High expenditure on shelter relative to income levels appears to be the most evident of the housing experiences faced by immigrants to Canada. In the main, this is most obvious for new immigrants. This can hardly be surprising, however, since the initiation period of immigrants generally involves starting salaries at new jobs, higher urban shelter costs, and lower priorities than Canadians for quality lifestyle items and activities (i.e., placing a higher personal priority on expenditures for shelter).

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(1) Shelter expenditures as provided in the special Statistics Canada tabulations for CMHC, from the 1981 Census of Canada, include mortgage or rent payments; property taxes; and payments for electricity, heating fuel, and water or other municipal services.

TABLE 4.3 DISTRIBUTION OF IMMIGRANT DWELLINGS BY SHELTER EXPENDITURES AS A PER CENT OF INCOMES AND BY TENURE

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE DWELLINGS	#	59,045	77,830	8,144,660	8,281,535
	%	100.00	100.00	100.00	100.00
(exp. as % of income)					
< 26 per cent	%	47.72	61.57	72.83	72.54
26-35	%	14.07	17.82	12.08	12.15
36 or more	%	38.22	20.61	15.09	15.31
OWNED	#	14,415	32,560	5,094,960	5,141,930
DWELLINGS	%	100.00	100.00	100.00	100.00
(exp. as % of income)					
< 26 per cent	%	42.71	55.55	78.78	78.52
26-35	%	19.29	23.32	10.90	11.00
36 or more	%	38.00	21.13	10.32	10.47
RENTED	#	44,630	45,265	3,049,700	3,139,600
DWELLINGS	%	100.00	100.00	100.00	100.00
(exp. as % of income)					
< 26 per cent	%	49.27	65.83	63.30	63.14
26-35	%	12.46	13.94	13.97	13.95
36 or more	%	38.29	20.24	22.73	22.92

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.
*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

4.5 HOUSING SITUATION OF IMMIGRANT WOMEN AND EXTENDED IMMIGRANT HOUSEHOLDS

The situations of physical housing conditions, crowding, and shelter affordability for dwellings maintained by women is compared to the situation of dwellings maintained by men in Tables 4.4 to 4.6.

The state of repair of dwellings maintained by immigrant women matches very closely, in relative terms, to dwellings of immigrant males -- i.e., in both cases the same relative proportions of these dwellings required only regular maintenance (just over 80 per cent respectively in 1981) and about the same relative proportions required major repairs (5 and 6 per cent respectively -- see Table 4.4).

Compared to Canadian female maintained dwellings and according to the 1981 Census, immigrant females appear to live in dwellings which are generally in a better state of repair -- 8 per cent of Canadian female maintained dwellings required major repairs.

The crowding situation of female maintained immigrant households is actually better than male maintained households (Table 4.5), but still the more recent female immigrants (1979-1981 group) appear to have had a relatively more severe crowding situation than their Canadian counterparts -- 15 per cent of them living in dwellings with less than 1 room per person.

As for shelter affordability, the figures in Table 4.6 show that male headed households tend to improve their situation considerably over time (as evident from comparisons of the 1979-1981 and 1976-1978 male groups -- the proportion of the latter group who pay over 35 per cent of incomes on shelter is less than half the proportion of the former group). This adjustment over time is not as evident for female headed households. The 1976-1978 female group still had about 34 per cent of their households paying over 35 per cent of income on shelter. This suggests that the adjustment process with respect to shelter affordability of immigrant female maintained households is not as fast as the male headed households. The affordability situation of Canadian female maintained households in general is similarly more difficult than Canadian male headed households -- 27 per cent of the former paid in 1981 over 35 per cent of their incomes on shelter, while 11 per cent of the latter male group paid more than 35 per cent.

The housing situation of extended immigrant households is shown in Table 4.7. While a relatively large proportion (41

TABLE 4.4 DISTRIBUTION OF IMMIGRANT DWELLINGS BY STATE OF REPAIR AND SEX OF HOUSEHOLD MAINTAINER

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE DWELLINGS	#	59,050	77,830	8,144,655	8,281,530
	%	100.00	100.00	100.00	100.00
Regular maint.	%	81.00	79.76	76.27	76.34
Minor repairs	%	14.25	15.23	17.03	17.00
Major repairs	%	4.74	5.01	6.69	6.66
MALE HEADED DWELLINGS	#	50,435	64,415	6,057,385	6,172,235
	%	100.00	100.00	100.00	100.00
Regular maint.	%	81.18	80.16	76.76	76.83
Minor repairs	%	14.26	14.99	16.89	16.85
Major repairs	%	4.56	4.84	6.35	6.32
FEMALE HEADED DWELLINGS	#	8,610	13,415	2,087,275	2,109,295
	%	100.00	100.00	100.00	100.00
Regular maint.	%	80.02	77.79	74.87	74.91
Minor repairs	%	14.23	16.40	17.44	17.42
Major repairs	%	5.81	5.81	7.69	7.67

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.
*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

TABLE 4.5 DISTRIBUTION OF IMMIGRANT HOUSEHOLDS BY CROWDING LEVELS AND SEX OF HOUSEHOLD MAINTAINER

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE DWELLINGS	#	59,035	77,810	8,144,280	8,281,125
	%	100.00	100.00	100.00	100.00
(rooms per person)					
<0.5 [crowded]	%	2.11	0.82	0.11	0.13
0.5-0.9[crowded]	%	16.56	9.47	2.24	2.41
1.0-1.9	%	46.74	50.15	36.32	36.52
2 or more	%	34.59	39.57	61.33	60.93
MALE HEADED DWELLINGS	#	50,425	64,395	6,057,045	6,171,870
	%	100.00	100.00	100.00	100.00
(rooms per person)					
<0.5 [crowded]	%	2.22	0.94	0.12	0.15
0.5-0.9[crowded]	%	17.10	10.13	2.61	2.80
1.0-1.9	%	48.50	52.52	41.45	41.63
2.0 or more	%	32.17	36.42	55.82	55.42
FEMALE HEADED DWELLINGS	#	8,605	13,415	2,087,235	2,109,260
	%	100.00	100.00	100.00	100.00
(rooms per person)					
<0.5 [crowded]	%	1.39	0.26	0.07	0.08
0.5-0.9[crowded]	%	13.36	6.22	1.19	1.27
1.0-1.9	%	36.43	38.76	21.42	21.59
2.0 or more	%	48.87	54.75	77.32	77.06

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.
*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

TABLE 4.6 DISTRIBUTION OF IMMIGRANT DWELLINGS BY SHELTER EXPENDITURES AS A PER CENT OF INCOME AND BY SEX OF HOUSEHOLD MAINTAINER

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE DWELLINGS	#	59,035	77,810	8,144,280	8,281,125
		100.00	100.00	100.00	100.00
(exp. as % of income)					
< 26 per cent	%	47.71	61.56	72.83	72.54
26-35	%	14.07	17.82	12.08	12.15
35 or more	%	38.22	20.61	15.09	15.31
MALE HEADED DWELLINGS	#	50,425	64,395	6,057,045	6,171,870
	%	100.00	100.00	100.00	100.00
(exp. as % of income)					
< 26 per cent	%	48.41	64.49	78.13	77.73
26-35	%	14.16	17.72	10.97	11.06
35 or more	%	37.42	17.79	10.91	11.20
FEMALE HEADED DWELLINGS	#	8,605	13,415	2,087,235	2,109,260
	%	100.00	100.00	100.00	100.00
(exp. as % of income)					
< 26 per cent	%	43.66	47.71	57.96	57.84
26-35	%	13.56	18.31	15.21	15.22
35 or more	%	42.90	34.02	26.83	26.94

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.
*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

TABLE 4.7 DISTRIBUTION OF EXTENDED IMMIGRANT HOUSEHOLDS BY SHELTER EXPENDITURES AS A PER CENT OF INCOME AND BY CROWDING

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE DWELLINGS OF EXTENDED HOUSEHOLDS***		12,355 100.00	14,870 100.00	1,168,330 100.00	1,195,555 100.00
SHELTER EXPENDITURES AS A % OF INCOME					
<26 per cent	#	5,472	9,764	926,836	941,739
	%	44.29	65.66	79.33	78.77
26-35	#	1,779	2,625	120,104	124,577
	%	14.40	17.65	10.28	10.42
35 or more	#	5,104	2,482	121,506	129,240
	%	41.31	16.69	10.40	10.81
CROWDING (rooms per person)					
< 0.5 [crowded]	#	124	2	5,024	5,150
	%	1.00	0.01	0.43	0.43
0.5-0.9[crowded]	#	8,131	3,847	165,319	177,297
	%	65.81	25.87	14.15	14.83
1.0-1.9	#	4,101	11,022	997,871	1,012,994
	%	33.19	74.12	85.41	84.73
2.0 or more	#	-	-	-	-
	%	-	-	-	-

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.
*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.
***"Extended households" is defined in this report as households with 5 or more members living in the same residence (see text in Chapter Two).

per cent) of the 1979-1981 households paid over 35 per cent of incomes on shelter, this proportion is considerably lower for the 1976-1978 group (17 per cent).

It appears from the crowding figures, also shown in Table 4.7, that extended households make up the bulk of the immigrant crowded housing -- 67 per cent of the 1979-1981 group of extended households lived in dwellings with less than 1 room per person. Again, a pattern of significant improvement in this situation occurs for the group who have had a longer period (since 1976-1978 to 1981) to adjust to the Canadian life.

4.5 OVERLAP OF HOUSING PROBLEMS

It is not sufficient to identify the incidence of each housing problem in isolation. The degree to which problems relate to one another is an important consideration for differentiating between various groups who are potentially in need of shelter assistance. The identification of these different problem groups is an important consideration for policy and program decisions.

Table 4.8 reports on how adequacy and affordability problems relate or fail to relate to one another for immigrants and Canadians as a whole. The coincidence of dwelling inadequacy with affordability problems is not as high as might have been expected. Only a small proportion of immigrants and of Canadians (just over 1 per cent in each case) had an overlap of both affordability and dwelling inadequacy problems in 1981.

The main segment of immigrant households with shelter problems are those who paid over 35 per cent of their incomes on shelter, but whose dwellings only required regular maintenance and had no major or minor repair problems. The proportion of immigrants in this category for the 1979-1981 group was 31 per cent, while for the 1976-1978 group it was 16 per cent.

A similar cross-tabulation for crowding and affordability categories revealed that only a small proportion of 1979-1981 immigrants (4 per cent) and none of the 1976-1978 group had an overlap of these problems. This suggests that those immigrant households who had crowded accommodation made a personal choice not to live in dwellings larger than was affordable to them -- trading off space for economy, particularly during their initial adjustment period in Canada.

TABLE 4.8 DISTRIBUTION OF IMMIGRANT DWELLINGS BY STATE OF REPAIRS AND SHELTER EXPENDITURES AS A PER CENT OF INCOMES

		MAINTAINER* IMMIGRATED 1979-1981**	MAINTAINER IMMIGRATED 1976-1978	MAINTAINER IS CANADIAN BORN CITIZEN OR IMMIGRATED BEFORE 1976	ALL HOUSE-HOLDS
TOTAL PRIVATE DWELLINGS	#	59,035	77,810	8,144,280	8,281,125
	%	100.00	100.00	100.00	100.00
(exp. as % of income)					
< 26 per cent	%	47.71	61.57	72.83	72.54
26-35	%	14.07	17.82	12.08	12.15
36 or more	%	38.22	20.61	15.09	15.31
DWELLINGS NEEDING REG. MAINTENANCE	#	47,830	62,075	6,212,265	6,322,170
	%	81.02	79.78	76.28	76.34
(exp. as % of income)					
< 26 per cent	%	38.45	48.73	56.06	55.85
26-35	%	11.39	14.66	9.21	9.28
36 or more	%	31.18	16.39	11.01	11.21
DWELLINGS NEEDING MINOR REPAIRS	#	8,415	11,855	1,387,335	1,407,600
	%	14.25	15.24	17.03	17.00
(exp. as % of income)					
< 26 per cent	%	6.92	9.78	12.24	12.18
26-35	%	2.03	2.42	2.03	2.04
36 or more	%	5.31	3.04	2.76	2.78
DWELLINGS NEEDING MAJOR REPAIRS	#	2,800	3,900	545,055	551,755
	%	4.74	5.01	6.69	6.66
(exp. as % of income)					
< 26 per cent	%	2.35	3.09	4.53	4.50
26-35	%	0.65	0.75	0.83	0.83
36 or more	%	1.74	1.17	1.33	1.33

Source: 1981 Census of Canada, special tabulations by Statistics Canada for CMHC, June 1983.
*Maintainer = household maintainer (see Section 1.2 for definition).
**To summer of 1981 when the Census was taken.

CHAPTER FIVE

CONCLUSIONS

The main conclusions arising from this report are as follows:

(1) Compared to Canadian dwellings as a whole, the state of repair of immigrant housing was relatively better at the time of the 1981 Census of Canada -- 7 per cent of Canadian housing required "major repairs," while in contrast 5 per cent of immigrant housing required major repairs.

(2) Immigrant households have a higher incidence of crowding than Canadian households. For those immigrant households who have had a longer period of adjustment to the Canadian milieu (i.e., landed during 1976-1978) about 10 per cent lived in dwellings with less than 1 room per person. A higher proportion of immigrant households who landed during 1979-1981 lived in dwellings with less than 1 room per person: 19 per cent. The large majority of these crowded households, however, were in the "0.5 to 0.9 rooms per person" category. In contrast, Canadian households with less than 1 room per person made up 2.5 per cent of all Canadian households in 1981. The incidence of less than 0.5 rooms per person was only 0.1 per cent for Canada as a whole.

(3) A shelter affordability problem appears to be the most evident of the housing experiences faced by immigrants to Canada. In the main, this is most obvious for new immigrants. A large proportion (38 per cent) of 1979-1981 immigrants paid in 1981 more than 35 per cent of their incomes on shelter. This is compared to 15 per cent of Canadian households who paid more than 35 per cent of their incomes. A marked improvement in immigrant housing affordability was evident for the 1976-1978 group. The relative proportion of these immigrant households paying over 35 per cent of incomes on shelter was lower, at 21 per cent, than the 1979-1981 group.

(4) The state of repair of dwellings maintained by immigrant women matches very closely, in relative terms, to dwellings of immigrant households maintained by males -- i.e., in both cases the same relative proportions of these dwellings required only regular maintenance (just over 80 per cent respectively in 1981) and about the same relative proportions required major repairs (5 and 6 per cent respectively). Compared to Canadian female maintained dwellings and according to the 1981 Census, immigrant females appear to live in dwellings which are generally in a better state of repair.

(5) The crowding situation of female maintained immigrant households is actually better than male maintained households, but still the more recent female immigrants (the 1979-1981 group) appear to have had relatively more crowding than their Canadian counterparts -- 15 per cent of them having lived in 1981 in dwellings with less than 1 room per person compared to only 1 per cent of Canadian female maintained households.

(6) As for shelter affordability, male headed immigrant households tend to improve their situation considerably over time (the proportion of the 1976-1978 group who pay over 35 per cent of incomes on shelter is less than half the proportion of the 1979-1981 group). This adjustment over time is not as evident for female headed households. The 1976-1978 female group still had about 34 per cent of their households paying in 1981 over 35 per cent of income on shelter. This suggests that the adjustment process of immigrant females with respect to shelter affordability is not as fast as the male headed households.

(7) While a relatively large proportion (41 per cent) of 1979-1981 extended immigrant households paid over 35 per cent of incomes on shelter, this proportion is considerably lower for the 1976-1978 group (17 per cent). Extended households make up the bulk of the immigrant crowded housing -- 67 per cent of the 1979-1981 group of extended households lived in dwellings with less than 1 room per person. Again, a pattern of significant improvement in this situation occurs for the group who have had a longer period (since 1976-1978 to 1981) to adjust to the Canadian milieu, with 26 per cent of these living in dwellings with less than 1 room per person.

(8) The coincidence of dwelling inadequacy with affordability problems is not as high as might have been expected. Only a small proportion of immigrants and of Canadians (just over 1 per cent in each case) had an overlap of both affordability and dwelling inadequacy problems in 1981. The main segment of immigrant households with shelter problems are those who paid over 35 per cent of their incomes on shelter, but whose dwellings only required regular maintenance and had no major or minor repair problems. The proportion of immigrants in this category for the 1979-1981 group was 31 per cent, while for the 1976-1978 group it was 16 per cent.

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POOR

QUALITY

ORIGINAL